

APPENDIX B

CURRENT AND FUTURE LAND USES AND REUSE ASSESSMENT: NORTH BRANCH SITE OPERABLE UNIT 2'S

PURPOSE

This Memorandum evaluates the current and reasonably anticipated future land uses at the Site. The following site information is presented under Task 1 (Future Land Uses Assessment): 1) past uses at the Site; 2) current uses of the Site and neighboring areas; 3) the owner's plans for the Site following clean up and any prospective purchasers; 4) applicable zoning laws and ordinances; 5) current zoning; 6) applicable local area land use plans, master plans and how they affect the site; 7) existing local restrictions on property; 8) property boundaries; 9) surface water and groundwater use determinations, wellhead protection areas, recharge areas and other areas identified in the State of Illinois Comprehensive Ground Water Protection Program (under the Illinois Groundwater Protection Act); 10) flood plains, wetland, or endangered or threatened species; and 11) utility right of ways.

TASK 1: FUTURE LAND USES ASSESSMENT

1.1 PAST USES

The North Branch Site is comprised of three former Manufactured Gas Plant (MGP) sites on the North Branch of the Chicago River (River) and North Branch Canal (Canal). These three sites are referred to as Willow Street Station (Willow Street), Division Street Station (Division Street) and North Station. Each former MGP is broken into two operable units (OU), upland and groundwater (referred to as OU1) and the adjacent river area (OU2). See Figure 1 for the layout of the former MGP sites along the North Branch of the Chicago River and North Branch Canal. The River and Canal are a public waterway, and do not have a Parcel Identification Numbers (PIN), nor are they zoned. There are no known structures within the River or Canal.

1.2 CURRENT USES

The North Branch of the Chicago River (and associated North Branch Canal) is an urban waterway primarily used for commercial and industrial purposes. OU2 surrounds the industrial corridor of Goose Island, which is lined with a mixture of commercial and industrial developments. Occupants of the River and Canal generally include shipping barges, limited recreational boaters, and a growing base of recreational users utilizing the waterway for kayaking and limited recreational fishing.

1.3 PLANS FOR THE SITE

The OU2s are part of a City of Chicago plan (City of Chicago, 2016) to develop the Chicago Rivers, including the North Branch of the Chicago River, to be inviting and accessible to people of all ages. For example, the portion of the North Branch Canal where North Station OU2 is located could be developed into an "instream park". This vision is part of an overall City of Chicago plan to redevelop the North Branch Industrial Corridor to attract new business and residents to the area.

1.4 APPLICABLE ZONING ORDINANCES

The City of Chicago, Bureau of Planning and Zoning governs land use. Ordinance 17-6-0400 governs Planned Manufacturing Districts (PDM), Ordinance 17-8 governs Planned Development (PD), and Ordinance 17-10-0208 governs Parks and Recreation. Mapping and zoning ordinance information are available at <https://gisapps.cityofchicago.org/zoning/>.

1.5 CURRENT ZONING

The area surrounding the North Branch Site OU2 is a mix of primarily industrial and commercial properties, with sparse multi-unit residential properties located northeast of the North Station OU1

portion of the Site. The River and Canal itself are not zoned. The area surrounding the site is located in a district zoned as planned manufacturing district and planned development (PMD-2 and PMD-3, North Branch Industrial Corridor). The Boatyard Parcel, contained within the Division Street portion of OU1 adjacent to the River, is zoned as Parks and Open Spaces. This information is depicted on Figure 5 of the Remedial Investigation (RI) Report.

1.6 APPLICABLE LOCAL AREA LAND USE PLANS

PGL (The Peoples Gas Light and Coke Company) is not aware of any applicable local area land use plans pertaining to OU2.

1.7 EXISTING LOCAL RESTRICTIONS

PGL is not aware of any local restrictions applicable to the Site. See Section 1.4 for applicable zoning ordinances.

1.8 PROPERTY BOUNDARIES

There is no Parcel Index Number (PIN) related to OU2s within the Site.

1.9 SURFACE AND GROUND WATER USE

The City of Chicago obtains its municipal water from an intake located 1.5-miles east of the Site in Lake Michigan. Additionally, the City of Chicago Ordinance 097990 prohibits the installation and use of potable wells within the city limits. In addition to the ordinance, there is a Memorandum of Understanding between the Illinois Environmental Protection Agency and the City of Chicago that allows use of the ordinance as an environmental institutional control. No municipal or private drinking water wells or infrastructure are located on the Site or within a one-mile radius of the Site.

1.10 FLOOD PLAINS, WETLAND, OR ENDANGERED OR THREATENED SPECIES

The vicinity of OU2 is contained entirely within the surface water boundaries of the River and Canal. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the Site is listed as Zone A, which describes “areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.” The National Wetland Inventory (NWI) online map, developed by the U.S. Fish and Wildlife Service (USFWS), indicates that the River is a “R2UBHx” (Riverine, lower perennial, unconsolidated bottom, permanently flooded, and excavated) wetland. An ecological compliance assessment tool (EcoCAT) search dated July 17, 2018 of the Natural Heritage Database maintained by the Illinois DNR lists no state threatened and endangered species or pristine natural areas near the Site. The banded killifish and black-crowned night heron are listed as protected resources within the vicinity of the Site. Results from these database searches are included in Appendix A4.

1.11 UTILITY RIGHT OF WAYS

The entirety of the Site is contained within the River and Canal. Two PGL utility tunnels cross the river adjacent to West North Avenue, located in the southern portion of the OU2. A ComEd transmission tunnel runs under the River in a west to east direction adjacent to West Division Street Bridge at Division Street. The MWRD TARP deep tunnel runs through the length of the Willow Street and North Station portions of OU2 at an approximately 360 feet above mean sea level (NAVD88). There is an access shaft to the deep tunnel located on the southwestern corner of the North Station OU1, immediately adjacent to the Canal. There are no known utilities occurring the Division Street portion OU2. These utilities are depicted in Figures 6A-6C of the RI Report.

TASK 2: REUSE ASSESSMENT

2.1 STAKEHOLDERS

The stakeholder includes the site owners (General Iron Industries Inc, Commonwealth Edison (ComEd), GI North Property LLC, PGL, Chicago Housing Authority), PGL as the Former MGP Operator at the three upland OU1 sites: Willow Street Station, Division Street Station, and North Station, and property owner at Division Street Station. Surrounding potential stakeholders include residents and commercial business on either side of the River, the Chicago Park District and various other agencies such as MWRD.

Local government City of Chicago) responsible for land use, zoning ordinances and redevelopment plans, as well as owner of Boatyard Parcel adjacent to the Division Street portion of OU2.

2.2 SITE DESCRIPTION

Discussed above in Task 1, Section 1.2.

2.3 ENVIRONMENTAL CONSIDERATIONS

The current understanding of affected site media is discussed in Section 5 and Appendix I of the RI Report. The primary constituents of potential concern (COPCs) in sediments are: benzene, ethylbenzene, toluene, xylene, polycyclic aromatic hydrocarbons (PAHs), and certain metals. Primary COPCs in surface water include: benzo(a)pyrene, lead and arsenic. Under the current site conditions, the Site does not pose a health concern to human receptors based on potential exposure to sediment and limited exposure to recreation users via dermal contact and incidental ingestion. A similar scenario exists for the Construction Worker scenario.

Under potential future Site uses, direct contact to deep sediments may present a potential risk to construction worker receptors. Surface water may present a potential risk to recreational users as use of the River and Canal increases for boating and fishing activities. Near-shore sediment in the North Branch of the Chicago River may pose a risk to benthic invertebrates but from contaminants other than MGP COPCs. The Feasibility Study will further evaluate these media.

2.4 SITE OWNERSHIP

Discussed above in Task 1, Sections 1.1 and 1.2.

2.5 LAND USE CONSIDERATIONS AND ENVIRONMENTAL REGULATIONS

Discussed above in Task 1, Sections 1.9 and 1.10.

2.6 COMMUNITY INPUT

PGL is not aware of any Site reuse within OU2 that community members would support or oppose. The Historic and Architectural Resources Geographic Information System (HARGIS) database did not identify any historic or archaeological sites within the OU2s (search date July 17, 2018) apart from bridges that cross the River that are eligible for listing in the National Register. Based on searches of appropriate historical databases, PGL is not aware of any historic building or Native American sacred lands that may affect the community support of any land reuse.

2.7 PUBLIC INITIATIVES

The North Branch Framework Plan, adopted by the Chicago Plan Commission in May 2017, plans to modernize the North Branch industrial corridor. The study area, which includes the three former MGP OUs, will be evaluated and rezoned for modern land use needs. The plan is to initially replace existing PMDs with Manufacturing and Downtown Services zoning. Approximately 60 acres of publicly accessible open space will also be developed (trails, wetland parks and passive recreational spaces).

PGL is not aware of any other redevelopment funding sources or commitments at this time.